

074.0

0005

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
942,400 / 942,400
942,400 / 942,400
942,400 / 942,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HERLANT LAURA	
Owner 2: HERLANT FRANCOIS	
Owner 3:	
Street 1: 7 TWIN CIRCLE DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: STARR EDWARD A & BRENDA J -	
Owner 2: -	
Street 1: 7 TWIN CIRCLE DR	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7370	Sq. Ft.	Site	0	70.	0.87	5									448,771						448,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7370.000	493,600		448,800	942,400		46845
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	03:30:21
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	493,600	0	7,370.	448,800	942,400		Year end	12/23/2021
2021	101	FV	480,300	0	7,370.	448,800	929,100		Year End Roll	12/10/2020
2020	101	FV	480,300	0	7,370.	448,800	929,100	929,100	Year End Roll	12/18/2019
2019	101	FV	321,500	0	7,370.	455,200	776,700	776,700	Year End Roll	1/3/2019
2018	101	FV	309,300	0	7,370.	339,800	649,100	649,100	Year End Roll	12/20/2017
2017	101	FV	309,300	0	7,370.	307,700	617,000	617,000	Year End Roll	1/3/2017
2016	101	FV	309,300	0	7,370.	294,900	604,200	604,200	Year End	1/4/2016
2015	101	FV	297,200	0	7,370.	250,000	547,200	547,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARR EDWARD A	70898-79		4/20/2018		971,000	No	No		
	13774-337		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/1992	524		62,000					ADDITON + GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	CC	Chris C
4/9/2009	Meas/Inspect	163	PATRIOT
11/22/1999	Mailer Sent		
10/20/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison				Full Bath: 1	Rating: Average																
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 2	Rating: Good																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:	%			OthrFix: 1	Rating: Good																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1											
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl: 2	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2													
Year Blt: 1960	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB: 2									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%															
Prim Int Wal 1 - Drywall				Functional:		%															
Sec Int Wall:	%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 4 - Carpet	50%			Total:	18.6	%															
Bsmnt Flr: 4 - Carpet				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 140.00																	
Bsmnt Gar:				Size Adj.: 1.12727273																	
Electric: 3 - Typical				Const Adj.: 1.00500000																	
Insulation: 2 - Typical				Adj \$ / SQ: 158.607																	
Int vs Ext: S				Other Features: 125190																	
Heat Fuel: 1 - Oil				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 606418																	
% Com Wal				Depreciation: 112794																	
				Depreciated Total: 493625																	
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 074-0-0005-0002.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:				Total:												